



34 Dunlin Avenue, Glenrothes, KY7 6TB

Offers Over £100,000







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KY7 6TB

**OFFERS OVER**  
**£100,000**

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Number thirty-four is a spacious townhouse with accommodation on three levels. The property is accessed via a door to the front into the hallway which offers a storage cupboard.

Bedroom one offers a window to the front.

The shower room offers a W.C., wash hand basin and shower cubicle with mixer shower.

The kitchen / lounge area is fitted with wood base and wall units, stainless steel sink and drainer, space for appliances. Window to the rear. Within the lounge area there are patio doors leading to the rear garden.

From the hallway a staircase leads to the first level which offers a bedroom with window to the front with storage. Bedroom three also with window to the front. The lounge offers two windows over looking the rear garden. The bathroom offers a W.C., wash hand basin and bath. Within the hallway there is a walk in storage cupboard housing the water tank.

A further staircase leads to the upper level where there is a further bedroom with window to the front and built in wardrobes. Walk in storage cupboard within the upper hallway.

The property offers timber double glazing

throughout and gas central heating throughout.

To the front there is off street parking for one vehicle. To the rear the garden is enclosed with a decked section leading from the patio doors within the lounge and an area laid to lawn beyond. Bordered by a woodland.







- Spacious townhouse on three levels
- Fitted kitchen / lounge with patio doors
- Shower room
- Bedroom 1
- First level
- Two bedrooms
- Lounge
- Bathroom
- 2nd level Bedroom three
- Off street parking and enclosed garden to the rear

### INCLUDED

All fitted carpets and fitted floor coverings.

### SERVICES

Mains water, drainage, gas and electricity.

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND B**

**EPC RATING: D**

**FLOOR AREA: 1270.00 SQ FT**













## Room Sizes

*Approximate measurements*

Kitchen / Dining	17'8" x 13'8"
Shower room	7'0" x 5'0"
Bedroom	9'9" x 11'9"
Living room	17'8" x 12'2"
Bathroom	6'11" x 5'6"
Bedroom	7'10" x 6'11"
Bedroom	9'9" x 11'9"
Bedroom	9'10" x 11'11"
Large walk in cupboard	9'10" x 4'5"



## 34 Dunlin Avenue, Glenrothes



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160905)



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without any obligation.

Contact our Property Department  
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